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Public (Genl B) (1954/7) Department.

MS SERIES.

G.O. No. 3479

Dated 28.11.47

[Despatch Abstract.]

L.A.Qa. No.123 - Starred - Sri R. Sūryanarayana Rao M.L.C. -
H.B.(L.& R.C.) Act, 1946 - Principles governing the rules
of priority for allotment of houses - Question answered -
Papers recorded.

ALLOTMENT OF HOUSES UNDER RENT CONTROL ACT.

12 Q.--SRI R. SURYANARAYANA RAO: Will the Hon. the Minister for Motor Transport and Flood be pleased to state--

(a) whether the Government have prescribed any principles to govern priorities for the allotment of houses which came into their possession under section 3 of the Madras Rent Control Act;

(b) Whether the question of 'essentiality' is a consideration in prescribing priorities and if so, how 'essentiality' has been defined;

(c) whether it is a fact that there have been complaints from their own officers that vacant houses are being allotted without any question of priority;

(d) whether it is a fact that many landlords do not intimate the fact of vacancy to the Collector and arrange to let in tenants by private arrangements;

(e) what steps are being taken to ensure the observance of law; and

(f) whether the Government propose to extend the scope of section 3 to all houses irrespective of rent paid and also include in priority for allotments all citizens on the lines of the Madras House Accommodation Order?

THE HON. SRI R. RAGHAVA MENON:--"(a) Yes. A copy of of the rules is placed on the table of the House.

"(b) Act is intended to ensure accommodation for Government purposes and officers of Government the question 'essentiality' as amongst Government officers is governed by the principles laid down by the Government for the purpose.

"(c) No complaints of this nature have been received so far.

"(d) There have been six cases and the Collector of Madras is taking suitable action against the offenders.

& "(e) Section 16 (1) of the Act provides for the punishment of the offenders under section 3 (1) of the Act. The Collectors have special revenue staff under them to check up vacancies of houses. Proposals to further amend the Act so as to ensure strict observance of law are under consideration, to provide for;--

(k) for prosecution of the landlord who even after intimating a vacancy, lets in someone else without the orders of the Government;

(ii) similar provision, when tenancy is continued, in the same name but the actual tenant leaves and some one else comes in; and

(iii)

(iii) providing also for the Government entering and taking possession of such building.

"(f) This was considered when the Bill was framed and it was decided to drop this question because of administrative difficulties."

SRI R. SURYANARAYANA RAO:--"May I know with reference to the rules framed for the allotment of buildings for Government purposes whether there have been occasions when the control has been exercised by the Government? The rule reads: 'Subject to the control of the Provincial Government allotments are made by the Controller or under his orders?'"

THE HON. SRI R. RAGHA A MENON:--"I cannot remember."

SRI R. SURYANARAYANA RAO:--"Have there been cases when the Provincial Government had to intervene as against the decision of the Controller?"

THE HON. SRI R. RAGHAVA MENON:--"There have been no cases."

SRI R. SURYANARAYANA RAO:--"Have the Government interfered when these rules have been applied in the case of ~~xxx~~ non-officials and obtained priority for them?"

THE HON. SRI R. RAGHAVA MENON:--"I do not remember such cases."

SRI A. GOVINDACHARYULU:--"Will the Hon. Minister say that under the Act when a house is reported as a vacant and when that house is required for a non-official, what will be the position? Further, what is the position of a Legislator, is he styled an official or non-official? When he wants a house, should he apply to the Collector or the Rent Controller?"

THE HON. SRI. R. RAGHAVA MENON:--"So far the Government have made provision only for Government servants and Government officials. Otherwise it will be too difficult to administer the Act."

SRI A. GOVINDACHARYULU:--"What is the position of a Legislator?"

THE HON. SRI. R. RAGHAVA MENON:--"It cannot be exactly decided. It will depend upon the Government and so many other things. In the Government House there is some provision made for some Legislators. Regarding others, they must *somehow* manage for the time being."

SRI A. GOVINDACHARYULU:--"What will be the position of a Legislator when he comes to Madras and wants to reside there with his family?"

MR. PRESIDENT:--"I do not see there is any provision in the Act for Legislators. So he need not pursue the question."

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DR. SYED TAJUDDIN SAHIB:--"Medical profession comes under Essential services, so will the Hon.Minister see his way to making suitable provision for procuring accommodation for doctors?"

THE HON: SRI R. RAGHAVA MENON:--"This question was not considered while drafting the Bill for accommodation for Government officers. Anyhow, the question can be considered."

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Public (General-B) Deptt.

The file may be closed and recorded in a G.O.

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28-11-47.

G.O.Ms.No. 3479, dated 28-11-47

Legislative Council Question - No. 12
Starred - Sri R. Suryanarayana Rao M.L.C.
Madras Buildings (Lease and Rent Control)
Act, 1948 - Principles governing the
rules of priority for allotment of houses -
Questions answered - Papers - Recorded.

/true copy/

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